

MINUTES

TRAVERSE CITY PLANNING COMMISSION

TUESDAY, April 1, 2014

7:30 P.M.

**Commission Chambers
Governmental Center, 2nd Floor
400 Boardman Avenue
Traverse City, Michigan 49684**

PRESENT: Vice-Chairperson Jody Bergman, Commissioners Michael Dow, Jeanine Easterday, Janet Fleshman, Cecil McNally, Chairperson John Serratelli, Bill Twietmeyer, Janice Warren (arrived at 7:31 p.m.) and Tim Werner

ABSENT: None.

STAFF PRESENT: Russ Soyring, Planning Director; Missy Luick, Planning and Engineering Assistant; Tim Arends, Executive Director for Traverse City Light and Power

1. CALL MEETING TO ORDER- Chairperson Serratelli called the meeting to order at 7:30 p.m.

2. ROLL CALL

3. ANNOUNCEMENTS- None.

4. APPROVAL OF MINUTES

- A.** March 4, 2014 Regular Meeting and March 18, 2014 Special Meeting minutes
(Approval recommended)

Motion by Commissioner Bergman, second by Commissioner McNally, that the March 4, 2014 Regular Meeting and March 18, 2014 Special Meeting minutes be approved. Motion carried 8-0 (Commissioner Warren absent).

Commissioner Warren joined the meeting at 7:32 p.m.

5. OLD BUSINESS

- A.** Public Hearing to consider the City of Traverse City Six-Year Capital Improvement Program 2014-2020. The Capital Improvement Program is a multi-year schedule for capital expenditures that includes costs, priorities, and identified funding for the next six years (Action requested)

Mr. Soyring explained the details of his March 28, 2014 memo to the Commission and detailed projects that have changed since the last draft was distributed to the Commission on 2/19/14.

Commission deliberation included considerable discussion about Project 820 "Transmission Line Reconductor", a Traverse City Light and Power project described in the CIP document as, "Reconductor/rebuilding of existing 69kv transmission lines along Hammond, Barlow, LaFranier, Cass, Wadsworth and Wayne Hill."

Tim Arends, Executive Director of Traverse City Light and Power, addressed the Commission and explained the project in more detail.

Commission discussion included concern related to the transmission lines running through Hickory Hills and Hickory Meadows.

The following members of the public made comments on the Project 820 in the Capital Improvement Program:

- Eileen Ganter, 1615 Randolph, non city-resident, city business owner, made general comments
- Emily Mitchell, 3716 Jefferson, non city-resident, city business owner, opposes the project
- Jim Moses, 1420 Wayne, made general comments
- Keila Ganter, 1615 Randolph, non city-resident, made general comments
- Guy Wood, 451 N Madison, made general comments
- Patty Olsen, 815 Wayne, made general comments
- Cynthia Brzak, 503 N Elmwood, made general comments

Additional commission discussion included a modification to Project 820 that included adding language that would require further exploration and analysis of alternatives for the project. General concern was noted that where high voltage lines traverse parkland and natural areas that the disturbance should be minimized. It was discussed that the Master Plan Public Utilities Element includes 12 goals and objectives related to electricity.

Motion by Commissioner Fleshman, second by Commissioner Werner, that the City of Traverse City Six-Year Capital Improvement Program 2014-2020 be approved, and further that the decision be forwarded to the City Commission for their approval, with modification to Project 820 Transmission Line Reconductor description to read analysis of alternatives for, and reconductor/rebuilding of existing 69kv transmission lines and remediation of damaged landscaping and natural areas along Hammond, Barlow, LaFranier, Cass, Wadsworth and Wayne Hill.

Motion carried 5-4 (Commissioners Bergman, Easterday, Serratelli and Twietmeyer opposed).

- B. Public Hearing to consider a conditional rezoning request initiated by John Kerridge, Kerridge Architecture + Construction, Inc. of 400 West Front Street, to rezone the property located at 101 N. Madison Street from R1-b (Single Family Dwelling District) to C-1 (Office Service District) with conditions (Action requested)

Mr. Soyring summarized his March 28, 2014 memo to the Commission and explained in general terms what conditional rezoning is.

Commission discussion.

John Kerridge of 8140 Bel Cherrie Dr (and business owner at 400 W Front) presented the conditional rezoning request on behalf of the property owner, Kemel Cinaroglu, for the parcel located at 101 N. Madison and the voluntary conditions to the Commission.

Commission discussion.

The following members of the public made comments on the request:

- Mary Condit, 111 N. Madison, opposed the request
- Doug Stanton, 124 N. Madison, opposed the request
- Debbie Farron, 1114 Jefferson, opposed the request
- Barry Godwin, 114 N. Madison, made general comments
- John McDonald, 117 Monroe, opposed the request
- Deborah VanWagner, 110 N. Madison, made general comments
- Guy Wood, 551 N. Madison, made general comments
- Mary Plamondon, 121 N. Madison, opposed the request
- Susan Schmuckal, 121 N. Madison, opposed the request
- Bill Teodecki, 624 Monroe, made general comments

Commission discussion.

Motion by Commissioner Easterday, second by Commissioner Werner, that the request from, John Kerridge, Kerridge Architecture and Construction, Inc, representing Kermal Cinaroglu, to rezone the properties commonly known as 101 N Madison Street from R1-b (Single Family Dwelling District) to C-1 (Office Service District) with conditions as offered by the applicant dated March 26, 2014 be recommended and that the Conditional Rezoning Agreement be approved subject to approval as to form by the City Attorney, which Agreement shall include and incorporate the preliminary site plan dated March 26, 2014 and based on the submittals of the applicant and as outlined in the March 28, 2014 communication memo from Planning Director Russ Soyring be recommended for approval to the City Commission.

Motion failed 4-5 (Commissioners Dow, Easterday, Fleshman, Twietmeyer and Warren opposed).

Commission discussion.

6. NEW BUSINESS

- A. Clancy Park improvements review for consistency with Master Plan (Action requested)

Mrs. Luick summarized her March 28, 2014 memo to the Commission.

Motion by Commissioner Warren, second by Commissioner Dow, that the Clancy Park Project is found to be consistent with the City Master Plan in terms of location, extent and character.

Motion carried 9-0.

- B. Consideration of an amendment to Size and Area Requirements , Section 1368.01, *Building Height*; Hotel Resort (HR) District, Section 1338.06, *Building Height*, and Section 1338.09, *Special Requirements*; Office Service (C-1) District, Section 1340.06, *Building Height*, and Section 1340.09, *Special Requirements*; Neighborhood Center (C-2) District, Section 1342.06, *Building Height*, and Section 1342.09, *Special Requirements*; Community Center (C-3) District, Section 1344.09, *Special Requirements*; Regional Center (C-4) Districts, Section 1346.09, *Special Requirements*; and Development (D) Districts, Section 1347.09, *Special Requirements*, regarding increasing the building height in HR to 45-feet, increasing the residential bonus height in C-1 and C-2 to 45-feet and requiring a 15-foot first floor height in HR, C-1, C-2, C-3, C-4, and D Districts for introduction and possibly setting a Public Hearing on May 6, 2014.

Mr. Soyring explained his March 28, 2014 memo to the Commission.

Commission discussion.

Motion by Commissioner Warren, second by Commissioner Easterday, that a Public Hearing be scheduled for May 6, 2014 to consider an amendment to the Traverse City Code of Ordinances Size and Area Requirements , Section 1368.01, *Building Height*; Hotel Resort (HR) District, Section 1338.06, *Building Height*, and Section 1338.09, *Special Requirements*; Office Service (C-1) District, Section 1340.06, *Building Height*, and Section 1340.09, *Special Requirements*; Neighborhood Center (C-2) District, Section 1342.06, *Building Height*, and Section 1342.09, *Special Requirements*; Community Center (C-3) District, Section 1344.09, *Special Requirements*; Regional Center (C-4) Districts, Section 1346.09, *Special*

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Requirements; and Development (D) Districts, Section 1347.09, *Special Requirements*, regarding increasing the building height in HR to 45-feet, increasing the residential bonus height in C-1 and C-2 to 45-feet and requiring a 15-foot first floor height in HR, C-1, C-2, C-3, C-4, and D Districts.

Motion carried 9-0.

7. **CORRESPONDENCE** - None.

8. **REPORTS**

- A. City Commission- Commissioners Easterday and Werner reported.
- B. Board of Zoning Appeals- Commissioner Bergman reported
- C. Grand Traverse Commons Joint Planning Commission- Commissioners Serratelli and Warren reported.
- D. Planning Commission
 - 1. Housing Building Committee— Commissioners Bergman reported reported.
 - 2. Active Transportation Committee—Commissioner Werner reported.
 - 3. Master Plan Review Committee—Mr. Soyring reported.
- E. Planning Department—No report.

9. **PUBLIC COMMENT**- None.

10. **ADJOURNMENT**- Meeting was adjourned at 10:07 p.m.

Respectfully submitted,

Date: May 6, 2014

Jan Warren
Jan Warren, Secretary